

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/883 PLENTY ROAD SOUTH MORANG VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$509,000

Property type

Unit

Suburb

South Morang

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4/22 OLD PLENTY ROAD SOUTH MORANG VIC 3752	\$608,500	30-Aug-25
19 MIDNIGHT CIRCUIT SOUTH MORANG VIC 3752	\$650,000	16-Oct-25
4/194 GORDONS ROAD SOUTH MORANG VIC 3752	\$600,000	18-Oct-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 November 2025

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**4/22 OLD PLENTY ROAD SOUTH
MORANG VIC 3752**

 3  2  1

Sold Price

\$608,500

Sold Date **30-Aug-25**

Distance

0.3km



**19 MIDNIGHT CIRCUIT SOUTH
MORANG VIC 3752**

 3  2  1

Sold Price

^{RS} **\$650,000**

Sold Date **16-Oct-25**

Distance

0.41km



**4/194 GORDONS ROAD SOUTH
MORANG VIC 3752**

 3  2  2

Sold Price

^{RS} **\$600,000**

Sold Date **18-Oct-25**

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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